Davidson County DEEDWARR
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Fees:18.00 Taxes:1006.74

20050810-0094961

(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This instrument prepared by:
Fidelity Residential Solutions
211 N. Broadway
Suite 2270
St. Louis, MO 63102
451596 1372505
Tammy Harmon

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME) *National Residential Nominee Services Inc.*	*(NAME)* Same	*141-14-0-A-34.00 CO*
(STREET ADDRESS OR ROUTE NUMBER) *211 N. Broadway, Suite 2270 St. Louis, MO 63102*	*(STREET ADDRESS)*	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, David A. Broerman, unmarried have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 272,091.00

Affiant Charley Hughes

Subscribed and sworn to before me this the 9 *day of* August, 2005.

Notary Public

My commission expires:

(Affix Seal)

WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

This is unimproved ( ), known as 7701 Hansrote Cove, Nashville, TN 37221
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26th *day of* July, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David A Broerman

David A. Broerman

STATE OF
COUNTY OF

Personally appeared before me, Sandra Hannah ~~David A. B~~ D. H., *a Notary Public in and for said County and State, David A. Broerman, the within named bargainor* single *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* ~~David~~ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 26 *day of* July, 2005.

Sandra Hannah

Notary Public
My Commission Expires: May 30, 2007

(This area for official notarial seal)

SANDRA HANNAH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

_____

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

Land in Davidson, Tennessee, being Lot No. 34 on the Plan of Hanover Park of Sheffield, as of record in Plat Book 9700, pages 154-156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to David A. Broerman, unmarried, by Warranty Deed from Brad A. Greenbaum and wife, Lisa T. Greenbaum, dated January 22, 2004, recorded January 29, 2004, of record in Instrument No. 20040129-0011352, in the Register's Office for Davidson County, Tennessee.